



## 6 Lismore Court, Newtownabbey, BT37 0AF

- Spacious, First Floor Apartment
- Lounge
- Bathroom; Four Piece Suite
- Gas Heating; PVC Double Glazing
- Convenient, Well Sought After Location
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- En Suite Shower Room
- Communal Landscaping & Parking Area
- Walking Distance To Jordanstown Railway Station

Offers Over £154,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system. Stairwell to upper floors.

#### LOUNGE 16'6" x 13'7" (wps)

Open arch leading to:

#### KITCHEN WITH INFORMAL DINING AREA 13'6" x 8'3"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Integrated fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Dual aspect windows. Tiled floor.



## HALL

Access to store and roof space.

## PRINCIPAL BEDROOM 13'11" x 11'4" (wps)

Dual aspect windows.

## DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising oversized, fully tiled, shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

## BEDROOM 2 12'1" x 10'3" (wps)

Built in wardrobe.

## BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate fully tiled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Splashback tiling to walls. Tiled floor.

## EXTERNAL

Communal landscaping.  
Communal parking area.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Immaculately presented, spacious, two bedroom, first floor apartment, situated within the select and well sought after Lismore Court development, Jordanstown, Newtownabbey.**

**The property comprises communal entrance hall, private entrance hall, lounge, kitchen with informal dining area, hall, two well-proportioned bedrooms, to include principal en suite, and main bathroom with white, four piece suite.**

**Externally, the property enjoys communal landscaping and parking area.**

**Other attributes include gas heating, PVC double glazing, convenient location, and walking distance to Jordanstown railway station.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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